



Price: \$645,000

MLS Number: A11947543

Single Family

3337 SW 44th Ct, Dania Beach, Florida 33312 USA

Beds: 3

Baths: 2

Living Area: 1,268

Lot Square Feet: 6,600

HOA Fees:

Waterfront: YES

Year Built: 1959

Community: AVON ISLES

Subdivision: AVON ISLES

Elementary School: Collins

Junior High: Attucks

High School: Hollywood H1 High

ABOUT THIS PROPERTY

Discover a rare waterfront opportunity in the desirable Avon Isles community of Fort Lauderdale. This ocean-access canal home features 60 feet of private bulkhead with no fixed bridges, offering direct Intracoastal and ocean access perfect for boaters, yacht owners, jet skis, and all your water toys. This 3-bedroom, 2-bathroom residence is ready for renovation or custom redevelopment, presenting a prime opportunity to personalize, remodel, and build equity. Key upgrades include a newer HVAC system and impact-rated windows and doors, providing storm protection, energy efficiency, and peace of mind. Situated just minutes from Fort Lauderdale-Hollywood International Airport, world-class beaches, Las Olas dining, and downtown nightlife, this property offers ocean access, no HOA, and the ultimate South Florida waterfront lifestyle ideal for first-time homebuyers or boating enthusiasts seeking location, lifestyle, and long-term value.

PROPERTY LOCATION

Image



©2026 | BRECO REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050

BRECO@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)

